



# City of Carmel

## CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

AUGUST 3, 2010  
CAUCUS ROOMS, 2<sup>nd</sup> FLR  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032  
6:00 PM

Members in attendance: Jay Dorman, Kevin “Woody” Rider, Steve Stromquist,  
Sue Westermeier

DOCS Staff: Director Michael Hollibaugh, Christine Barton-Holmes, Rachel Boone, and  
John Molitor, Legal Counsel

Also present: Ramona Hancock, Plan Commission Secretary

The Special Studies Committee considered the following items:

- Docket No. 10060013 ADLS Amend: Regions Bank (Kite PUD; Greyhound Commons, Ph III).** The applicant seeks site plan and design approval for a bank. The site is located at the southeast corner of 146<sup>th</sup> St. and Lowes Way, and is zoned PUD/Planned Unit Development. Filed by Mark Naylor of The Roberts Group, PSC.

Present for Petitioner: Brett Ramsay, Architect, Roberts Group, Lexington, Kentucky; Lovall Touche; and Rich Kelley of EMH&T. Also present: Eric Strickland, Kite Development.

At public hearing, Mark Naylor presented information available in the packets. Mark is currently on vacation—Lovall Touche is filling in; we are available to answer questions.

Dept Report, Christine Barton-Holmes:

- Recommend approval with conditions
- Bike pathway, bike parking and walkway – issues now resolved—petitioner agreed to wider path
- Approval conditioned upon final approval of construction documents by Dept of Engineering
- Request copy of Maintenance Agreement between Kite and Danbury Estates regarding the decorative retaining wall
- Masonry Wall – maintenance (Petitioner will maintain, not necessarily painting, but will maintain)

Dept Report, Signage, Rachel Boone:

- Multitude of Directional Arrows on site plan Excessive (21)
- Lane Markings might be more appropriate
- Directional arrows painted on walls—over-kill
- Five Signs at entrance could “go away”

Note: Petitioner will keep “Do Not Enter” sign at Danbury Drive—reverse of sign to read “Left turn to Lowe’s Way”

Committee Questions/Comments:

- Concrete drive? (Yes)
- Heating elements contained within drive for melting snow/ice? (Petitioner Not aware of)
- Who dictates directional arrows? (combination of Regions and Design Team)
- Petitioner does not have any issue taking down some directional signs
- Directional arrows are excessive
- Arrows at entry from Lowe’s – need lane delineation instead of more arrows
- Signs at entry are excessive (probably 5 that could go away)
- Private drive from Danbury will have do not enter sign
- Do we know what the State is going to do on 146<sup>th</sup> Street? (Petitioner has talked to State—A&F Engineering doing the work—will be an additional right turn into Danbury from 146<sup>th</sup> Street; will also be additional northbound lane on Lowe’s Way)
- Should be some sequencing so that wall would not have to be torn down before State does its work

Eric Strickland:

- Wall is internal to the site and being pulled off Lowe’s Way
- Masonry/concrete wall would not be painted
- Wall will be on site next summer; Kite will probably do during grading, June/July 2011 prior to foundation work—keeps dust & noise down—buffer for Danbury
- Maintenance agreement for both sides of wall
- Landscaping on residential side covered in maintenance agreement with Danbury
- Maintenance agreement is part of original agreement between Danbury and Key Bank, re-drafted in non-recordable form—parties: current landowner, Kite, its successors and assigns, and Danbury
- Retaining wall off Lowe’s Drive along southern-most property line

Recap Signs: Remove signs on straight stretch off Lowe’s Way and replace with lane delineations; left turn only out of Danbury; remove one arrow at rear of Regions Bank and all arrows at drive-thru. Directional arrow shows traffic coming off 146<sup>th</sup> Street, will change verbiage of sign to “Left to Lowe’s Way”—may be attached to the opposite side of Do Not Enter sign.

**Motion**

Jay Dorman “That the Special Studies Committee, as directed by the full Plan Commission, hereby grants final approval of Docket No. 10060013 DP Amend/ADLS Amend, Regions Bank, also known as Kite PUD, Greyhound Commons, Ph III, with the following conditions:

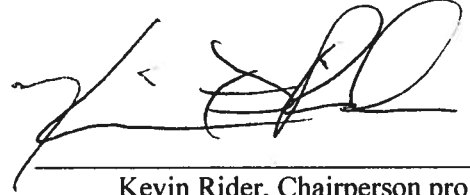
- 1) Bike parking location to be moved closer to the building to make it more convenient—DOCS Staff has final approval
- 2) Internal sidewalk connector is to be 8 feet wide
- 3) All changes made to directional signs, arrows, and signs for all traffic agreed upon by the committee and petitioner will be implemented (directional arrows are to be painted, some signs to be removed)
- 4) Maintenance Agreement between Kite, Danbury, and Regions Bank is to be recorded in Hamilton County Recorder’s Office and a copy of the recorded agreement furnished to DOCS
- 5) Certificate of Occupancy issuance will depend on Kite constructing the agreed upon decorative screen wall on site perimeter prior to occupancy by Regions
- 6) Entry Way from Lowe’s Way will need DOCS and Dept of Engineering coordination to approve either

an additional or separate maintenance wall; retaining wall as part of the screening wall to be agreed upon between Dept of Engineering and Regions Bank

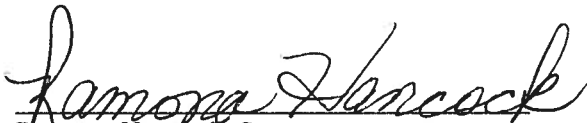
- 7) Final approval of construction documents by Carmel Dept of Engineering and Hamilton County Surveyor

The Motion was seconded by Steve Stromquist; Approved 4 in favor, none opposed

Meeting adjourned at 6:35 PM



Kevin Rider, Chairperson pro tem

  
Ramona Hancock, Secretary

